

**FAUQUIER COUNTY  
ARCHITECTURAL REVIEW BOARD**

**Meeting Minutes**

February 1, 2017

4:00 p.m.

Warren Green Building, 1st Floor Meeting Room  
10 Hotel Street, Warrenton

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**Attendance:**

Mary Root, Chair (Citizen-at-Large)  
Reta Rodgers (Cedar Run District Representative)  
Bob Lee (Planning Commission Representative)  
Jack LaMonica (Marshall District Representative)  
John Toler (Scott District Representative)

**Absent:**

Virginia Gerrish (Center District Representative)  
Bryan Jacobs (Lee District Representative)

**Staff:**

Wendy Wheatcraft, Preservation Planner  
Maureen Williamson, Staff

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1. Ms. Root called the meeting to order at 4:00 p.m.
2. The February 1, 2017 meeting minutes were reviewed. Ms. Root made a motion to approve the minutes, as corrected. Ms. Rodgers seconded the motion. The motion carried 5 – 0.
3. Historic Bridges Presentation  
Julie Bolthouse with the Piedmont Environmental Council (PEC) reported that the Virginia Department of Transportation (VDOT) is in the process of re-evaluating the state historic bridge inventory. She told the ARB that PEC also received a letter of notification from VDOT in December requesting input regarding bridges deemed individually eligible to be listed in the National Register of Historic Places/Virginia Landmarks Register. Ms. Bolthouse stated that VDOT has a newly-revised agreement with the Department of Historic Resources that initiated this request.

Ms. Bolthouse stated that the National Bridge Inventory (NBI) database was an excellent information source, as it lists all bridges within the state that have an opening of over twenty feet. Ms. Bolthouse discussed the details of the PEC research and explained that they focused their research on metal truss and concrete arch bridges. To research the approximately three hundred bridges, PEC used the NBI database and the Department of Historic Resources V-CRIS database to determine a bridge's eligibility for listing. PEC also reviewed VDOT's Six-Year Plans to verify structures slated for replacement, those that have already been replaced, or are closed.

Ms. Wheatcraft reminded the ARB that VDOT sent the same letter to Fauquier County, as stated at the January 4 meeting. She said that the County's response letter was available for review.

Mr. Lee asked Ms. Bolthouse if she knew of other counties that would be responding to VDOT's request for information. Ms. Bolthouse said that only Fauquier, Albemarle, and Loudoun Counties had staff available to work on the request. She said that this is one of the reasons why PEC decided to approach the research from a statewide standpoint.

Ms. Rodgers asked for clarification between a bridge eligible for individual listing in the National Register of Historic Places and a bridge eligible for listing as a contributing resource. Ms. Wheatcraft said that at this time, VDOT was reevaluating the bridges in the state inventory to determine if each would meet the criteria for listing as an individual structure significant for its association with a historic event, person, or method/style of construction. But there are many historic bridges in Fauquier County that are presently listed in the National Register as contributing resources to rural and village historic districts, like the Crooked Run Valley Rural Historic District. These bridges were evaluated using a broader physical and historical context. Ms. Bolthouse added that if the bridge was built during a district's period of significance, then a bridge is more than likely a contributing resource.

Ms. Bolthouse said that PEC compared the original 1975 VDOT surveys done for metal truss bridges and the 1984 surveys completed for concrete arch bridges with those bridges known to be currently extant and in operation. She reported that the state has lost 90% of metal truss bridges, and 24 of the metal truss bridges that remain are slated for replacement. She reported that the state has lost 75% of the concrete arch bridges, and of the remaining concrete arch bridges, 3 are now slated for replacement.

Ms. Wheatcraft made a suggestion for the May educational program. She proposed that the County Community Development Department could host a public awareness event focused on historic bridges with an expert to speak about the history of bridges in the region. Considering the timeliness of the topic, Ms. Bolthouse stated that PEC would be interested in helping to co-sponsor such an event.

#### 4. Ongoing Business

- Revision of Fauquier County Historic Resources Plan

Ms. Root presented her draft of Appendix B: Village Historic Districts Listed in the National Register of Historic Places. She noted using Ms. Maral Kalbian's individual descriptions of each Village Historic District as a start to a brief description of each for Appendix B.

Mr. Lee noted that the Planning Commission is about to rewrite Chapter 7 of the Comprehensive Plan, the Villages Plan, and told Ms. Wheatcraft that a copy of Ms. Root's work should be forwarded to Mr. Hopewell as a start of the revision of the chapter. As discussed at an earlier ARB meeting, Ms. Wheatcraft mentioned that staff plans to concentrate less on the history of historic places in the Chapter 7 revision and more on the potential of historic places to grow.

Mr. Lee suggested using sections of the Prehistoric Predictive Model report as a basis for the physiography portion of Section II: Fauquier County's Historic Character. Ms. Wheatcraft said that the draft distributed at the meeting, a more recent version, does incorporate more of the physiography mentioned in this report. She reminded the ARB that this Plan draft is a work in progress and the version before them should be considered a very rough first draft.

Mr. LaMonica shared his outline for Section 3, Key Issues, Goals, Anticipated Outcomes. Ms. Wheatcraft said that it appeared that the same format and information was being presented in both. She said that this Plan revision is an opportunity to clarify and expand the proposed actions adopted in Chapter 2 of the Comprehensive Plan. She added that it's important to match what was stated in Chapter 2, Section B to ensure that the two

documents speak to each other. She said in the end, this will make the stated goals more achievable.

At the January meeting, the ARB agreed that a demolition policy would be included in the revised Plan. Ms. Wheatcraft distributed the information is currently posted on the County's website related to demolition, including the required form for a demolition permit. She asked the ARB to review the current process and the forms and note suggestions for things to be included on the form and where on the form the inclusions should be located. Mr. Lee said that a highlighted box with wording such as, "If the structure is older than fifty years, it might be eligible for inclusion on the Virginia Landmarks Register," could be included on the demolition permit application. He added that it is important to realize that if we cannot save a structure, at the very least, the preservation planner or ARB could be given the opportunity to document it. Ms. Root suggested that a current picture of the structure could be one of the application's requirements. Ms. Wheatcraft said that it could be a timing issue as demolition permits are many times applied for and issued on the same day. She continued by saying that if the ARB suggests a new process that may require a survey prior to demolition, the demolition permit could be delayed for up to a week.

Ms. Wheatcraft said that the ARB would be applying Goal #4 from Chapter 2, Section B plan as a basis for developing preservation policies, as this goal encourages the County to "examine and potentially update existing County policies to support informed decision making regarding heritage resources."

Mr. Lee suggested that proposed updates to the County's demolition documents can be done administratively, and he recommended inviting the Zoning Administrator to a future meeting of the ARB to start discussing what can be done in the short-term.

## 5. New Business

- Election of 2017 Officers (Chair, Vice Chair, Secretary)

On a motion made by Mr. Lee and seconded by Mr. LaMonica, it was moved to re-elect Ms. Root as Chair of the Architectural Review Board for 2017. The motion carried unanimously.

On a motion made by Ms. Root and seconded by Mr. Lee, it was moved to re-elect Mr. LaMonica as Vice Chair of the Architectural Review Board for 2017. The motion carried unanimously.

On a motion made by Ms. Root and seconded by Mr. LaMonica, it was moved to re-elect Ms. Gerrish as Secretary of the Architectural Review Board for 2017. The motion carried unanimously.

- May 2017 Public Preservation Workshop Ideas

Ms. Wheatcraft reported that she sent an email to Ms. Kitty Henderson, Executive Director of the Historic Bridge Foundation in hopes of inviting her or one of her colleagues to speak on some aspect of historic bridges. She has not received any response from Ms. Henderson.

As an alternative, Ms. Wheatcraft proposed inviting Mr. Richard O'Connor, the Chief of the Historic American Engineering Record (HAER) to speak on the subject. Mr. Lee felt that there is a consensus amongst ARB members to work towards presenting a historic bridge seminar/lecture—and perhaps a jointly sponsored program with PEC.

## 6. Announcements

- Department of Historic Resources is having a workshop titled CLG/Preservation Commission Training with the session being held Thursday, March 2, 2017 in Lorton, VA. The workshop is scheduled from 10:00 a.m.-4:00 p.m. One of the topics for this workshop is advocating for archaeology and archaeological protection ordinances at the local level. Ms. Wheatcraft reported that she will be attending this workshop and asked members who may be interested to please notify her. This seminar is free of charge, but you must register prior to the workshop. Ms. Wheatcraft said that she will email ARB members the specifics for the workshop.
- A GIS/Historic Resources Symposium will be held at Mount Vernon on Friday, March 3, 2017. At this workshop, case studies will be presented detailing how GIS has been incorporated into preservation projects. This workshop is free of charge and registration is required. Ms. Wheatcraft will send the information via email on this symposium to ARB members.
- Mr. Andrew Orlans, who sat in on the meeting, introduced himself as a resident of Marshall and residing at 7463 John Marshall Highway, Marshall. He explained that he attended the meeting in hopes of meeting Mr. LaMonica to register a complaint about townhomes in Marshall, specific to the planting of mature trees as a screening effect or a vegetative buffer. Mr. Lee said that the townhomes were approved in the 1970s and at the time of approval there was no landscape architect on County staff. He said that since the application was approved so long ago, there is nothing the County can do to require the developer to landscape the townhomes at this time.

7. Adjournment

There being no further business, the meeting was adjourned at 6:50 p.m.

8. The next meeting is scheduled for Wednesday, March 1, 2017.